

Appendix C

Proposed Downtown Seattle Projects with Office or Residential Components

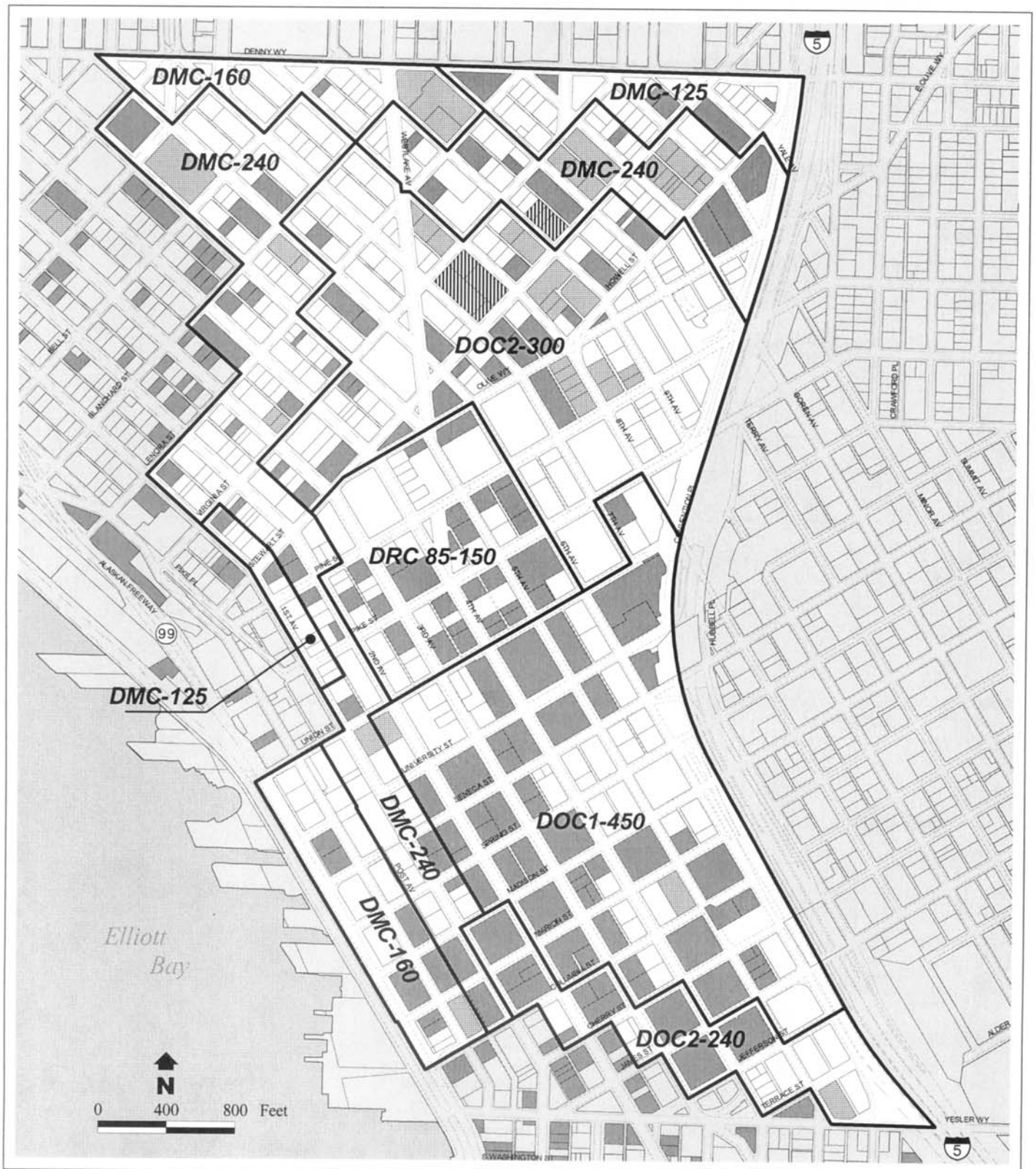
APPENDIX C

LAND USE: FUTURE DOWNTOWN SEATTLE PROJECTS WITH OFFICE OR RESIDENTIAL COMPONENTS

Table C-1
Proposed Downtown Urban Center Office

Project	Address	Owner/Developer	Estimated Total SF
Commercial Core			
811 5 th Avenue		First United Methodist Church	590,000
Colman Tower	810 Western Ave	Triad Development	160,000
Fifth And Yesler Building	300 5 th Ave	Martin Selig Real Estate	267,000
Washington Mutual Tower	1301 2 nd Ave	Washington Mutual/SAM	938,000
		Subtotal	1,955,000
Belltown			
2000 Third Avenue		Tarragon Development	265,000
Third & Battery Building	2400 3 rd Ave	Martin Selig Real Estate	51,000
		Subtotal	316,000
Denny Triangle			
1925 9 th Ave. Mixed Use		Bentall	190,000
2121 Sixth (Sixth and Blanchard)		Armada-Lagerquist	180,000
2200 Westlake		Vulcan Northwest/Milliken	30,000
Boren & Howell Life Sciences Building	1100 Howell St	Touchstone Corporation	220,000
Greyhound Bus Site	807 Stewart St.	RC Hedreen Company	700,900
Sixth and Bell Office Tower	2300 5 th Avenue	Clise Properties	592,000
Stewart Place	1000 Stewart St.	Touchstone Corporation	660,000
Tower at 8 th & Olive	720 Olive St.	R C Hedreen Company	292,000
Westlake Plaza	Westlake and 8 th Ave.	Touchstone Corporation	330,000
		Subtotal	3,194,900
Pioneer Square			
83 King Street Phase II		Martin Smith, Inc.	173,800
Martin Smith/Diamond Mixed-Use	200 Occidental Ave. S	Martin Smith, Inc./Diamond	211,000
		Subtotal	384,800
Chinatown/International District			
1020 Dearborn Street		Coho Real Estate	280,000
Dearborn @ 5/90	1400 S Dearborn St.	Wright Runstad	495,000
Gateway Square	1118 S Dearborn St.	ABCD Trust	300,000
		Subtotal	1,075,000
Total SF			6,925,700

Source: Craig Kinzer & Co., The Seneca Real Estate Group, Cushman & Wakefield of Washington, 2001; Downtown Seattle Association, DCLU, 2003



DOWNTOWN SEATTLE OFFICE BUILDINGS AND MIXED USE PROJECTS WITH OFFICE, 2003

FIGURE C-1



Department of Design,
Construction, and Land Use
City of Seattle
July 25, 2003

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Table C-2
Proposed Downtown Urban Center Residential/Mixed-Use Projects

Project	Address	Owner/Developer	Estimated Units
Commercial Core			
1000 1 st Ave.		1 st & Madison Assoc.	72
1608 2 nd Ave.		Avalon Seattle LLC	31
			103
Belltown			
55 Bell		Martin Tobias	20
1st & Bell	2233 1 st Ave	LIHI	33
159 Denny Way		Fortune Group	77
2000 3rd Ave.		Tarragon	14
2716 Western Ave		Intracorp	161
Belltown View	2407 1st Ave.	LIHI	TBD
			305
Denny Triangle			
1811 Eastlake Ave		John Woodworth/ DESC	75
2200 Westlake		Vulcan/Milliken	270
800 Stewart		Bentall Corp.	450
8 th and Virginia Tower		Continental Bentall	166
Olivian Tower (Camlin Block)		Interpac	321
			1,282
Pioneer Square			
Campbell Fuller Building	201 Yesler Way	Excelsior Alliance Investment	56
			56
Chinatown/International District			
1017 S Jackson St.		Coho Real Estate	70
1020 S Dearborn St.		Coho Real Estate	70
Maynard Avenue Housing	507 Maynard Ave. S	InterIm	57
ID Village Square II	701 8 th Avenue S	SCIDPDA	57
			254
Total Downtown Urban Center			2,000+

Source: Craig Kinzer & Co., The Seneca Real Estate Group, Cushman & Wakefield of Washington, 2001; Downtown Seattle Association, DCLU, 2003



DOWNTOWN SEATTLE RESIDENTIAL/MIXED-USE PROJECTS, 2003

FIGURE C-2

- | | | | |
|---|--------------------|---|--------------------|
|  | Existing |  | Zoning Boundary |
|  | Proposed |  | Outside Study Area |
|  | Under Construction | | |

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